



# PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

## EROSION & SEDIMENT CONTROL

### GENERAL INFORMATION

When construction activities disturb land, erosion and sedimentation can occur. New requirements and performance standards have been created to control soil erosion and sedimentation through the use of temporary and permanent erosion and sediment control practices.

This handout serves as a brief overview on Erosion & Sediment Control, for more information on specific requirements, please refer to the City of Liberty Lake Building Code.

#### **What is Erosion and Sediment Control?**

When elements such as running water, ice, or wind, continually batter the surface of the land, erosion occurs. Sedimentation occurs when materials get deposited by flowing or standing water. The purpose and intent of the Erosion and Sedimentation Control requirements is threefold:

- To protect and prevent damage to Liberty Lake's storm water management infrastructure.
- To minimize the effects of land-disturbing activities, including: Erosion, sedimentation, and the impact of increased runoff onto private property, public roads, right-of-ways, and bodies of water.
- To protect the health, safety and welfare of the general public.

#### **Do I need to submit an Erosion and Sedimentation Control plan?**

The Erosion and Sedimentation Control requirements and provisions apply to land-disturbing activities that require a permit. A land-disturbing activity is one that results in a change in the existing soil cover (either vegetative or non-vegetative) and/or the existing soil topography.

Examples include: Demolition, construction, clearing, grading, filling, logging, and excavation.

An Erosion and Sedimentation Control plan is required to be submitted to the Planning & Community Development Dept. with your permit application when you are planning a major land-disturbing activity.

#### **What are major & minor land-disturbing activities?**

Major land-disturbing activities are those activities that disturb an area equal to or greater than one acre, or create additional impervious surface area greater than or equal to 5,000 square feet.

A land-disturbing activity is considered minor if less than one acre of land is disturbed, a single family residence or duplex is constructed, or less than 5,000 square feet of impervious surface area is created. These activities do not require the property owner to apply for a permit or submit an Erosion and Sedimentation Control plan. However, you are required to meet all performance standards and requirements of Erosion and Sedimentation Control. The enforcement provisions will also apply to these activities. Property owners should realize that, although a land-disturbing activity may not require a permit from Liberty Lake, a permit may be required from state and/or federal agencies.

### **When do I submit the Erosion and Sediment Control plan?**

The Erosion and Sedimentation Control plan will be submitted with the permit or land use application prior to any land-disturbing activities and must address the area of land to be disturbed. The permit applicant is responsible for ensuring that all requirements are addressed in the Erosion and Sedimentation Control plan. If your project requires an Erosion and Sedimentation Control plan, Liberty Lake cannot issue you the permit unless your Erosion and Sedimentation Control plan is submitted.

Erosion and Sedimentation Control best management practices are used to help property owners to meet requirements. New techniques to control erosion and sedimentation may be used, however, the experimental management practices are required to meet the performance standards.

### **What Performance Standards do I need to meet?**

Performance standards are intended to provide a minimum threshold for controlling soil erosion and sedimentation caused by land-disturbing activities.

- Minimize tracking onto public, private and future public roads: Tracking should be prevented from occurring using best management practices, or a reasonable effort must be made to clean up the area if soil, dirt, mud, or debris is tracked onto public, private or future public roads.
- Protection of public roads and storm water facilities: Performance standards are not being met if more than 2 gallons per day of soil, dirt, mud, or debris is deposited, other than tracking, from the project site onto adjacent public roads and/or a storm water system within a public right-of-way.
- Proper washout of concrete trucks and equipment: Performance standards are not being met if there is observable evidence of concrete washout material within a drainage area, storm water facility, body of water, or a proposed storm water facility area.
- Protection of private properties: Depositing soil, dirt, mud, or debris from a project site onto adjacent private property should be prevented. Private property owners may have the ability to seek judicial redress for such actions.
- Protection of bodies of water and wetlands: Performance standards have not been met if there are deposits of soil, dirt, mud, or debris from the project site to adjacent bodies of water.

If your project does not meet the performance standards outlined in the Erosion and Sedimentation Control plan, a, "Notice of Violation", may be issued to the permit applicant or property owner. Violations related to private property are a civil matter and are not enforceable by the City.

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Please note that while every effort is made to assure the accuracy of the information contained in this brochure it is not warranted for accuracy. This document is not intended to address all aspects or regulatory requirements for a project and should serve as a starting point for your investigation.

For detailed information on a particular project, permit, or code requirement refer directly to applicable file and/or code/regulatory documents or contact the City of Liberty Lake Planning & Community Development Department.

#### **FOR MORE INFORMATION PLEASE CONTACT:**

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